

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** FP#02033, Pine Lake Heights South 7<sup>th</sup> Addition

**Date:** March 24, 2003

**SCHEDULED PLANNING COMMISSION MEETING:** April 2, 2003

**PROPOSAL:** A final plat consisting of 92 lots and seven outlots.

**LAND AREA:** 82.47 acres more or less.

**CONCLUSION:** The final plat conforms to the approved preliminary plat.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached legal description.

**LOCATION:** Northwest of the intersection of South 40<sup>th</sup> Street and Yankee Hill Road.

### **OWNERS/ APPLICANTS:**

John Brager and Thomas White  
Ridge Development Co.  
PO Box 22296  
Lincoln, NE 68542

Gerald Schleich  
Southview, Inc.  
3901 Normal Boulevard  
Lincoln, NE 68506

**CONTACT:** Michael R. Johnson, Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508

**EXISTING ZONING:** R-3 Residential, B-2 Planned Neighborhood, O-3 Office Park

**EXISTING LAND USE:** This site is undeveloped, but is being graded in anticipation of construction.

### **SURROUNDING LAND USE AND ZONING:**

North	Residential	R-3
South	Agriculture	AG
East	Agriculture	AG
West	Residential	R-3

**ASSOCIATED APPLICATIONS:** Waiver #03003 - A request to waive subdivision requirements that stipulate all streets within the limit of a final plat must be improved.

**HISTORY:** PP#00029 - The preliminary plat for Pine Lake Heights South 4<sup>th</sup> was approved **April 5, 2002**.

CZ#3297 - Approved **April 5, 2002**, changed the zoning from R-4, B-2, and O-3 to R-3 for all land within the limits of the preliminary plat of Pine Lake Heights South 4<sup>th</sup>.

CZ#3298 - Approved **April 5, 2002**, changed the zoning from R-3 to R-4, B-2 and O-3 for those lands within the limits of the preliminary plat of Pine Lake Heights South 4<sup>th</sup>.

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

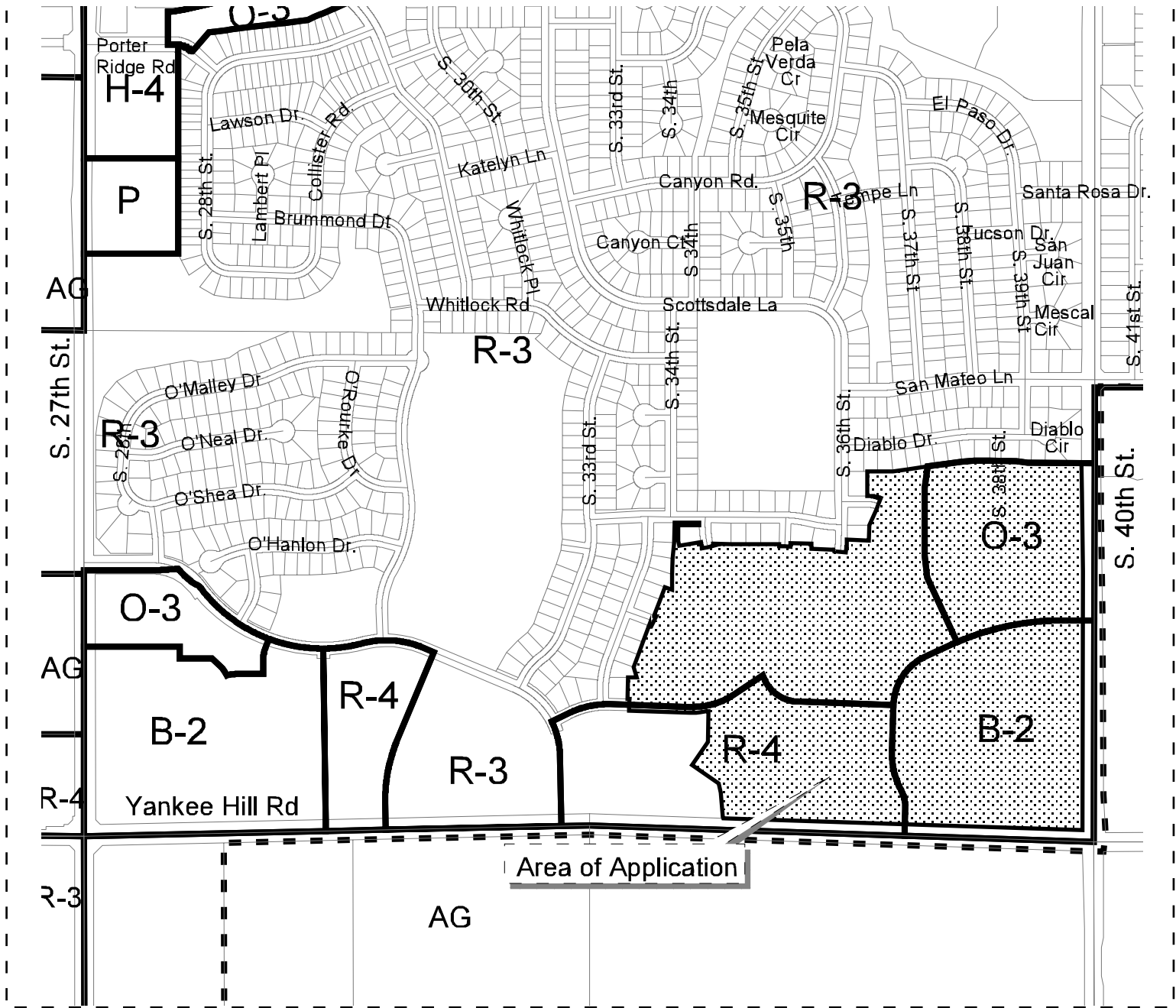
\_\_\_\_\_  
Brian Will, AICP  
Planner



**Final Plat # 02033**  
**Waiver #03003**  
**Pine Lake Heights South 7th Add.**  
**S. 40th & Yankee Hill Rd.**



Photograph Date: 1999

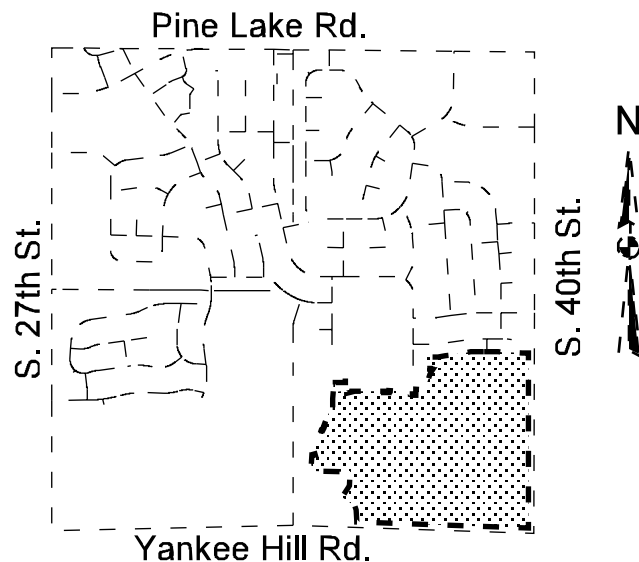
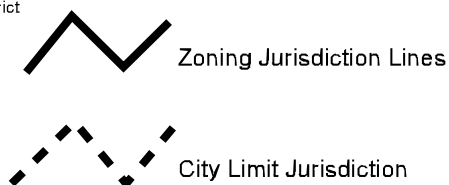


**Final Plat # 02033**  
**Waiver #03003**  
**Pine Lake Heights South 7th Add.**  
**S. 40th & Yankee Hill Rd.**

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 19 T9N R7E



# PINE LAKE HEIGHTS SOUTH 7TH ADDITION

## FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 00029 OF PINE LAKE HEIGHTS SOUTH 4TH  
ADDITION

### INDEX OF SHEETS

SHEET 1: COVER SHEET,

SHEET 2: PLAT

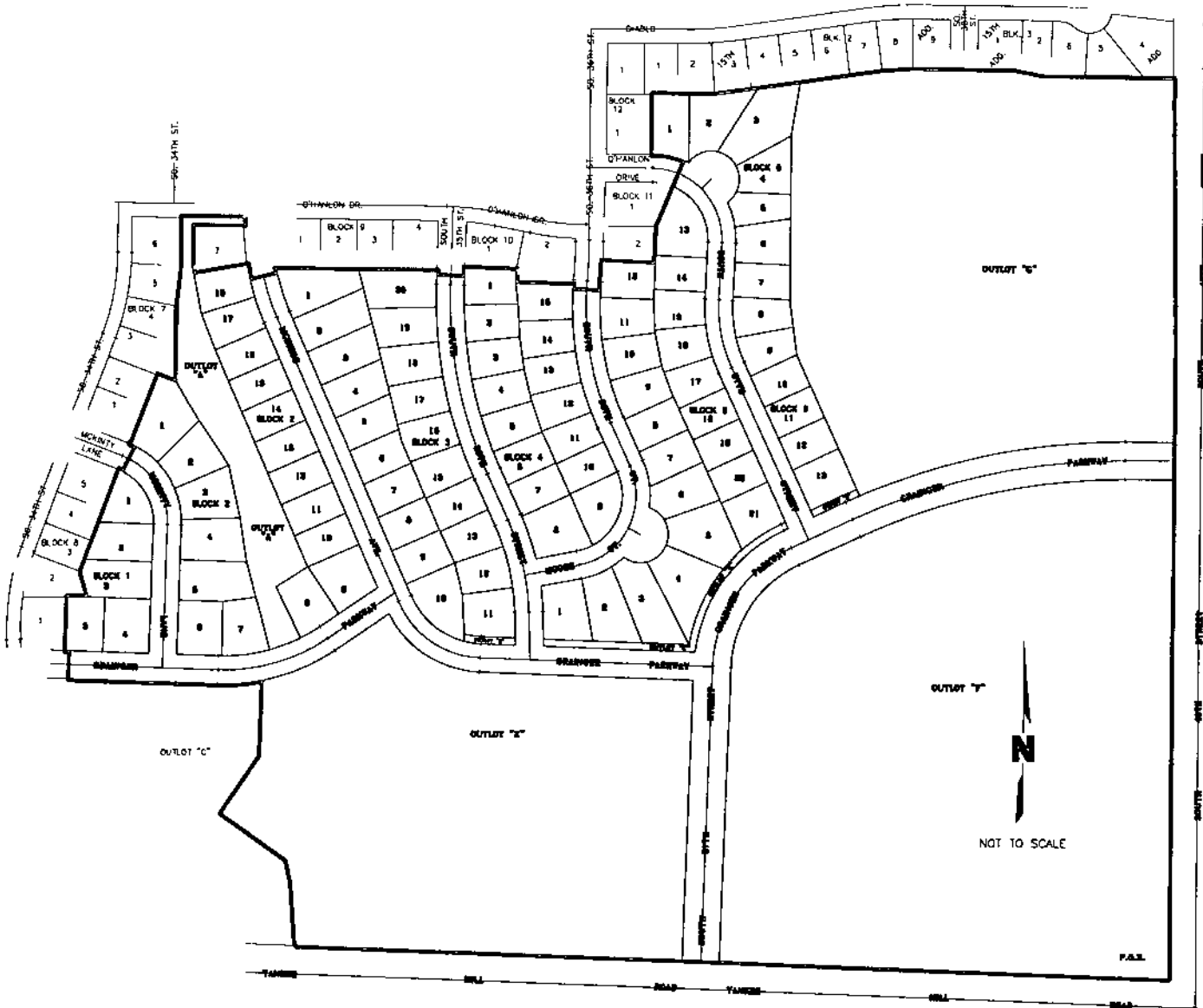
SHEET 3: PLAT

SHEET 4: PLAT

SHEET 5: LOT AREA TABLE, CURVE DATA TABLE

SHEET 6: SURVEYORS CERTIFICATE

SHEET 7: DEDICATION, ACKNOWLEDGMENTS,  
LIEN HOLDER CONSENT AND SUBORDINATION,  
PLANNING COMMISSION APPROVAL

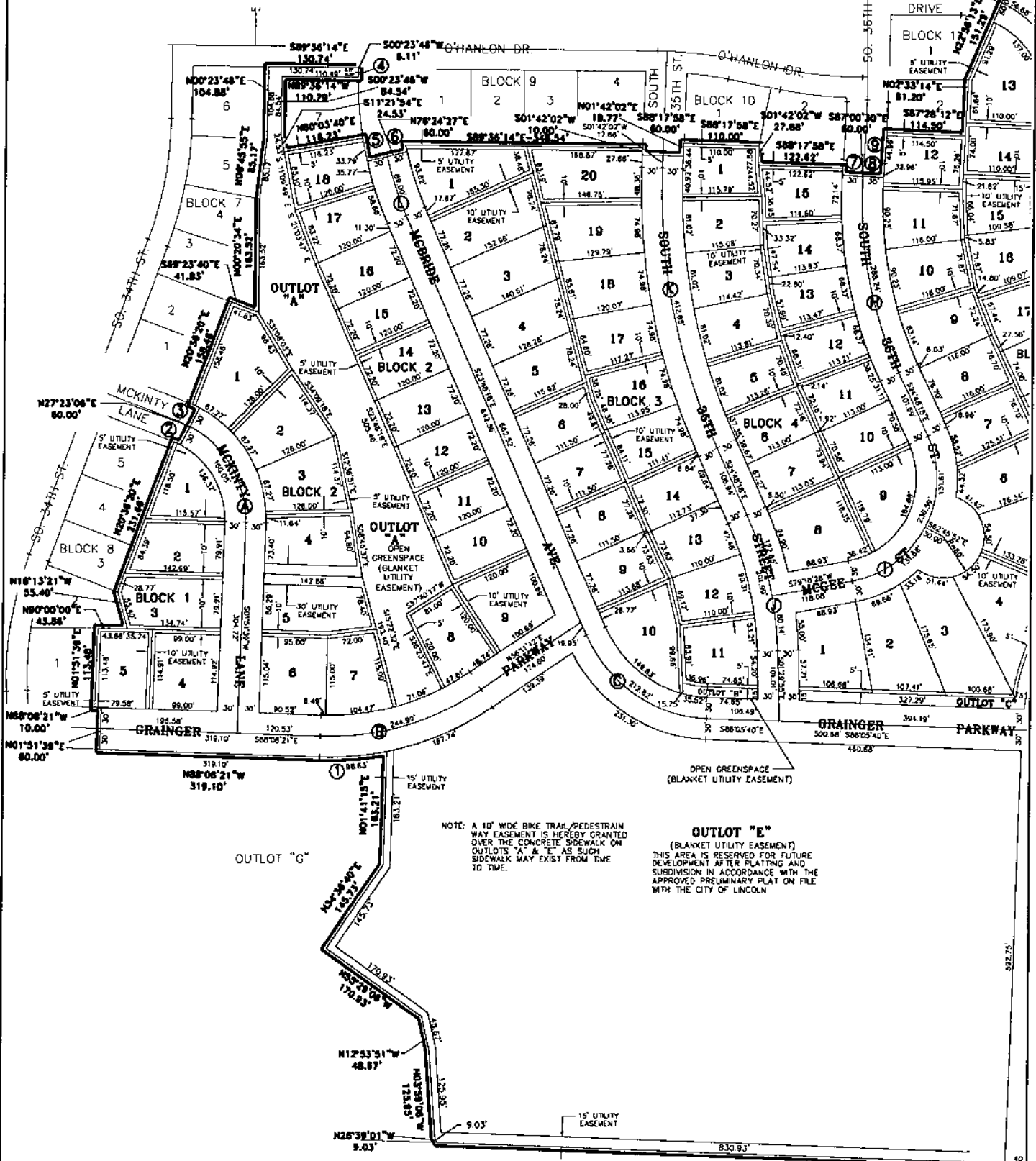


# PINE LAKE HEIGHTS SOUTH 7TH ADDITION

FINAL PLAT

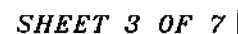
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SCALE: 1"=100'



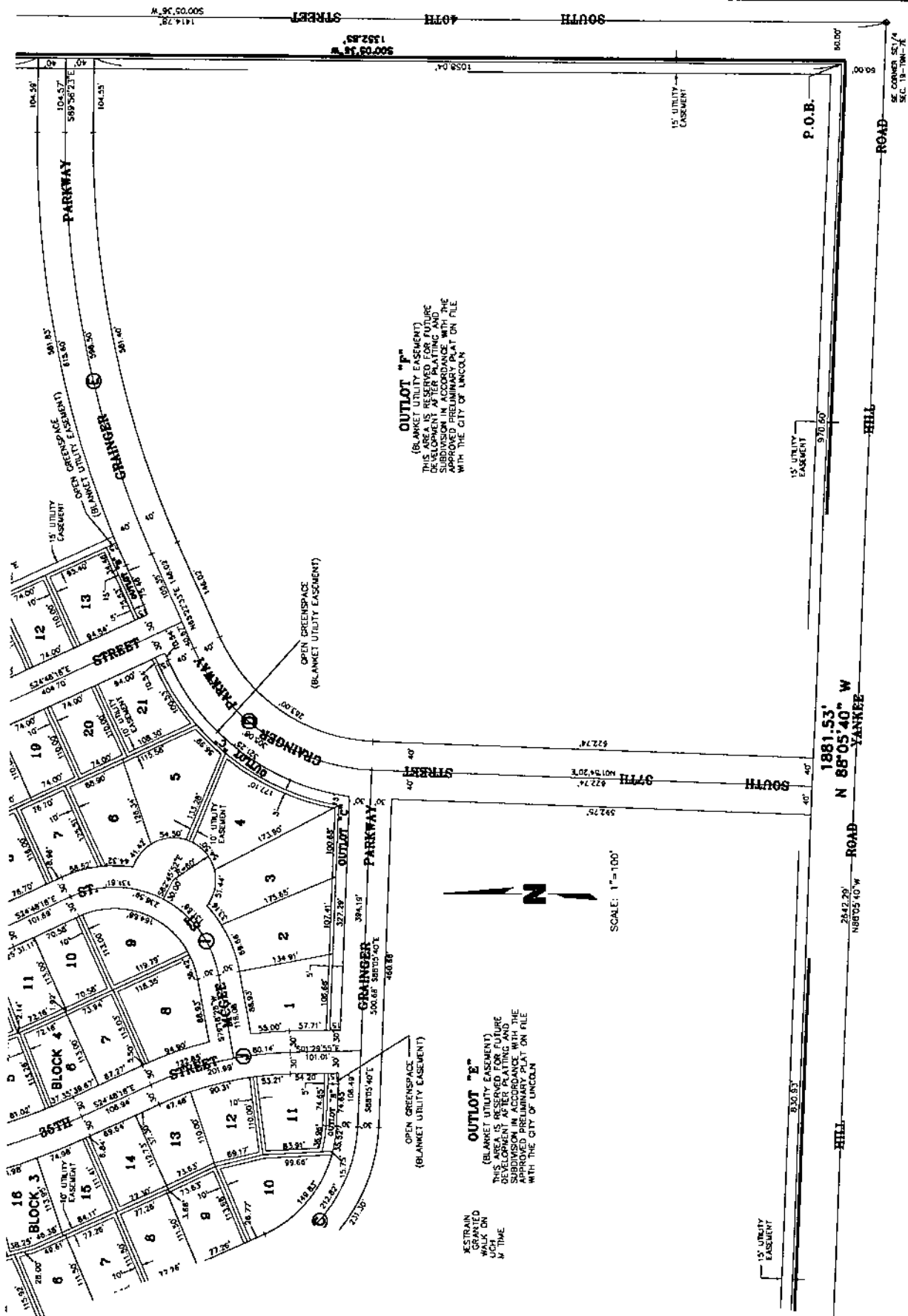
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ADDITION

**LOT AREA TABLE**

BLOCK 1		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	8,453.89 S.F.	0.19 A.C.
LOT 2	10,318.69 S.F.	0.23 A.C.
LOT 3	11,561.47 S.F.	0.26 A.C.
LOT 4	11,375.85 S.F.	0.26 A.C.
LOT 5	9,112.61 S.F.	0.20 A.C.
BLOCK 2		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	14,583.92 S.F.	0.33 A.C.
LOT 2	11,099.37 S.F.	0.25 A.C.
LOT 3	11,099.37 S.F.	0.25 A.C.
LOT 4	12,001.84 S.F.	0.27 A.C.
LOT 5	13,058.24 S.F.	0.29 A.C.
LOT 6	11,041.99 S.F.	0.25 A.C.
LOT 7	10,303.78 S.F.	0.23 A.C.
LOT 8	10,720.69 S.F.	0.24 A.C.
LOT 9	12,083.03 S.F.	0.27 A.C.
LOT 10	8,684.02 S.F.	0.19 A.C.
LOT 11	8,684.02 S.F.	0.19 A.C.
LOT 12	8,684.02 S.F.	0.19 A.C.
LOT 13	8,684.02 S.F.	0.19 A.C.
LOT 14	8,684.02 S.F.	0.19 A.C.
LOT 15	8,684.02 S.F.	0.19 A.C.
LOT 16	8,684.02 S.F.	0.19 A.C.
LOT 17	9,125.28 S.F.	0.20 A.C.
LOT 18	9,054.00 S.F.	0.20 A.C.
BLOCK 3		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	12,689.13 S.F.	0.29 A.C.
LOT 2	12,284.29 S.F.	0.28 A.C.
LOT 3	11,340.40 S.F.	0.26 A.C.
LOT 4	10,386.51 S.F.	0.23 A.C.
LOT 5	9,432.61 S.F.	0.21 A.C.
LOT 6	8,675.37 S.F.	0.19 A.C.
LOT 7	8,614.29 S.F.	0.19 A.C.
LOT 8	8,614.29 S.F.	0.19 A.C.
LOT 9	8,688.49 S.F.	0.19 A.C.
LOT 10	12,430.09 S.F.	0.28 A.C.
LOT 11	10,778.88 S.F.	0.24 A.C.
LOT 12	8,861.87 S.F.	0.20 A.C.
LOT 13	8,862.76 S.F.	0.20 A.C.
LOT 14	8,616.17 S.F.	0.19 A.C.
LOT 15	8,918.13 S.F.	0.20 A.C.
LOT 16	9,302.47 S.F.	0.21 A.C.
LOT 17	9,420.33 S.F.	0.21 A.C.
LOT 18	9,949.85 S.F.	0.22 A.C.
LOT 19	11,089.18 S.F.	0.25 A.C.
LOT 20	12,326.19 S.F.	0.28 A.C.
BLOCK 4		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	8,381.60 S.F.	0.19 A.C.
LOT 2	8,773.48 S.F.	0.20 A.C.
LOT 3	8,725.55 S.F.	0.20 A.C.
LOT 4	8,680.87 S.F.	0.19 A.C.
LOT 5	8,639.82 S.F.	0.19 A.C.
LOT 6	8,457.15 S.F.	0.19 A.C.
LOT 7	8,288.78 S.F.	0.19 A.C.
LOT 8	12,736.41 S.F.	0.29 A.C.
LOT 9	10,470.21 S.F.	0.24 A.C.
LOT 10	7,975.11 S.F.	0.18 A.C.
LOT 11	8,209.49 S.F.	0.18 A.C.
LOT 12	8,430.97 S.F.	0.19 A.C.
LOT 13	8,482.25 S.F.	0.19 A.C.
LOT 14	8,540.32 S.F.	0.19 A.C.
LOT 15	8,979.26 S.F.	0.20 A.C.

**LOT AREA TABLE**

BLOCK 5		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	11,878.78 S.F.	0.27 A.C.
LOT 2	13,029.49 S.F.	0.29 A.C.
LOT 3	15,666.58 S.F.	0.35 A.C.
LOT 4	15,441.65 S.F.	0.35 A.C.
LOT 5	14,911.94 S.F.	0.34 A.C.
LOT 6	10,994.45 S.F.	0.25 A.C.
LOT 7	9,077.76 S.F.	0.20 A.C.
LOT 8	8,896.67 S.F.	0.20 A.C.
LOT 9	9,438.82 S.F.	0.21 A.C.
LOT 10	9,479.51 S.F.	0.21 A.C.
LOT 11	9,477.89 S.F.	0.21 A.C.
LOT 12	8,883.85 S.F.	0.20 A.C.
LOT 13	12,455.59 S.F.	0.28 A.C.
LOT 14	8,140.00 S.F.	0.18 A.C.
LOT 15	8,617.21 S.F.	0.19 A.C.
LOT 16	8,869.61 S.F.	0.20 A.C.
LOT 17	8,614.74 S.F.	0.19 A.C.
LOT 18	8,140.00 S.F.	0.18 A.C.
LOT 19	8,140.00 S.F.	0.18 A.C.
LOT 20	8,140.00 S.F.	0.18 A.C.
LOT 21	10,802.64 S.F.	0.24 A.C.
BLOCK 6		
LOT NUMBER	AREA IN S.F.	AREA IN A.C.
LOT 1	10,282.76 S.F.	0.23 A.C.
LOT 2	12,871.18 S.F.	0.29 A.C.
LOT 3	17,096.52 S.F.	0.39 A.C.
LOT 4	10,433.30 S.F.	0.23 A.C.
LOT 5	8,046.74 S.F.	0.18 A.C.
LOT 6	10,608.23 S.F.	0.24 A.C.
LOT 7	9,061.59 S.F.	0.20 A.C.
LOT 8	9,351.30 S.F.	0.21 A.C.
LOT 9	8,733.25 S.F.	0.20 A.C.
LOT 10	8,140.00 S.F.	0.18 A.C.
LOT 11	8,140.00 S.F.	0.18 A.C.
LOT 12	8,140.00 S.F.	0.18 A.C.
LOT 13	10,451.84 S.F.	0.23 A.C.
OUTLOTS		
OUTLOTS	AREA IN S.F.	AREA IN A.C.
LOT A	69,983.23 S.F.	1.60 A.C.
LOT B	1,657.80 S.F.	0.03 A.C.
LOT C	10,018.80 S.F.	0.22 A.C.
LOT D	1,850.07 S.F.	0.03 A.C.
LOT E	554,095.60 S.F.	12.72 A.C.
LOT F	917,370.62 S.F.	21.06 A.C.
LOT G	661,541.19 S.F.	15.19 A.C.

**CURVE DATA TABLE**

CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	13°10'14"	430.00'	49.64'	98.84'	98.63'	S85°16'32"W
2	4°46'34"	120.00'	5.00'	10.00'	10.00'	S65°00'11"E
3	3°51'05"	180.00'	6.05'	12.10'	12.10'	N64°32'27"W
4	0°47'55"	530.00'	3.69'	7.39'	7.39'	S00°00'11"E
5	3°39'13"	530.00'	16.90'	33.80'	33.79'	S11°45'57"E
6	1°13'09"	470.00'	5.00'	10.00'	10.00'	N12°58'59"W
7	0°54'34"	630.00'	5.00'	10.00'	10.00'	S03°26'47"W
8	2°02'23"	570.00'	10.15'	20.29'	20.29'	N04°00'41"E
9	2°30'04"	1030.00'	22.48'	44.96'	44.96'	N03°46'51"E
10	22°58'56"	180.00'	36.59'	72.20'	71.72'	N78°33'15"W
A	64°29'07"	150.00'	94.62'	168.82'	160.05'	S30°22'55"E
B	35°39'57"	400.00'	128.68'	248.99'	244.99'	N74°01'40"E
C	64°17'22"	200.00'	125.68'	224.41'	212.82'	S55°56'59"E
D	83°28'13"	290.00'	179.35'	321.25'	305.08'	N33°38'26"E
E	24°41'04"	1400.00'	306.33'	603.16'	598.50'	N77°43'05"E
F	27°21'32"	314.00'	76.43'	149.94'	148.52'	S11°07'32"E
G	69°37'00"	150.00'	104.29'	182.26'	171.25'	S32°15'17"E
H	27°47'48"	600.00'	148.47'	291.09'	288.24'	S10°54'24"E
I	104°06'46"	150.00'	192.38'	272.57'	236.59'	S27°15'05"W
J	23°18'23"	500.00'	103.12'	203.39'	201.99'	S13°09'07"E
K	26°30'20"	900.00'	211.97'	416.35'	412.65'	S17°33'08"E
L	10°12'45"	500.00'	44.68'	89.12'	89.00'	S18°41'56"E

# PINE LAKE HEIGHTS SOUTH 7TH ADDITION

## FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 00029 OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION

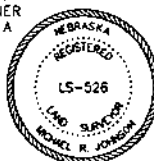
### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PINE LAKE HEIGHTS SOUTH 7TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "H" OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 5TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "H", SAID POINT BEING 60.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "H", SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,881.53 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "H"; THENCE NORTH 26 DEGREES 39 MINUTES 01 SECONDS WEST, ALONG A WESTERLY LINE OF SAID OUTLOT "H" A DISTANCE OF 9.03 FEET TO A POINT; THENCE NORTH 03 DEGREES 59 MINUTES 08 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT "H" A DISTANCE OF 125.95 FEET TO A POINT; THENCE NORTH 12 DEGREES 53 MINUTES 51 SECONDS WEST, ALONG A WESTERLY LINE OF SAID OUTLOT "H" A DISTANCE OF 48.67 FEET TO A POINT; THENCE NORTH 55 DEGREES 29 MINUTES 06 SECONDS WEST, ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "H" A DISTANCE OF 170.93 FEET TO A POINT; THENCE NORTH 34 DEGREES 36 MINUTES 40 SECONDS EAST, ALONG A NORTHWESTERLY LINE, A DISTANCE OF 145.73 FEET TO A POINT; THENCE NORTH 01 DEGREES 41 MINUTES 15 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", A DISTANCE OF 163.21 FEET TO THE POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVE A RADIUS OF 430.00 FEET, ARC LENGTH OF 88.84 FEET, DELTA ANGLE OF 13 DEGREES 10 MINUTES 14 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 16 MINUTES 32 SECONDS WEST, AND A CHORD LENGTH OF 98.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 08 MINUTES 21 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "H", A DISTANCE OF 319.10 FEET TO A POINT; THENCE NORTH 01 DEGREES 51 MINUTES 39 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 08 MINUTES 21 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "H", A DISTANCE OF 10.00 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 01 DEGREES 51 MINUTES 39 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.48 FEET TO A POINT, SAID POINT ALSO BEING A NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF LOT 2, BLOCK 8, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, A DISTANCE OF 43.86 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 16 DEGREES 13 MINUTES 21 SECONDS WEST, ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 55.40 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 8, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 20 DEGREES 36 MINUTES 20 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3 AND LOTS 4 & 5, BLOCK 8, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, A DISTANCE OF 231.66 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVE A RADIUS OF 120.00 FEET, ARC LENGTH 10.00 FEET, DELTA ANGLE OF 04 DEGREES 46 MINUTES 34 SECONDS, A CHORD BEARING OF SOUTH 65 DEGREES 00 MINUTES 11 SECONDS EAST, AND A CHORD LENGTH OF 10.00 FEET TO A POINT, THENCE NORTH 27 DEGREES 23 MINUTES 06 SECONDS EAST, ALONG A NORTHWESTERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVE A RADIUS OF 180.00 FEET, ARC LENGTH 12.10 FEET, DELTA ANGLE OF 03 DEGREES 51 MINUTES 05 SECONDS, A CHORD BEARING OF NORTH 64 DEGREES 32 MINUTES 27 SECONDS WEST, AND A CHORD LENGTH OF 12.10 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 20 DEGREES 36 MINUTES 20 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3 AND LOT 4, BLOCK 7, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, A DISTANCE OF 163.52 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK 7, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 06 DEGREES 45 MINUTES 55 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 5, A DISTANCE OF 85.17 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK 7, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 6, A DISTANCE OF 104.88 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "H", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 89 DEGREES 36 SECONDS 14 EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF O'HAMMON DRIVE, A DISTANCE OF 130.74 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "H", SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF MCBRIDE AVENUE; THENCE SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST, ALONG A EAST LINE OF SAID OUTLOT "H", A DISTANCE OF 6.11 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVE A RADIUS OF 530.00 FEET, ARC LENGTH 7.39 FEET, DELTA ANGLE OF 00 DEGREES 47 MINUTES 55 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 00 MINUTES 11 SECONDS EAST, ALONG A EAST LINE OF SAID OUTLOT "H" AND A CHORD LENGTH OF 7.39 FEET TO A POINT, SAID POINT ALSO BEING NORTHEAST CORNER OF LOT 7, BLOCK 7, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST, ALONG A SOUTH LINE OF SAID OUTLOT "H", A DISTANCE OF 110.79 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 00 DEGREES 23 MINUTES 46 SECONDS WEST, ALONG A EAST LINE OF SAID OUTLOT "H", A DISTANCE OF 84.54 FEET TO A POINT; THENCE SOUTH 11 DEGREES 21 MINUTES 54 SECONDS EAST, ALONG A EAST LINE OF SAID OUTLOT "H", A DISTANCE OF 24.93 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 80 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", A DISTANCE OF 116.23 FEET TO A POINT;

THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVE A RADIUS OF 530.00 FEET, ARC LENGTH 33.80 FEET, DELTA ANGLE OF 03 DEGREES 39 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 11 DEGREES 45 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 33.79 FEET TO A POINT; THENCE NORTH 76 DEGREES 24 MINUTES 27 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", A DISTANCE OF 60.00 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVE A RADIUS OF 470.00 FEET, ARC LENGTH 10.00 FEET, DELTA ANGLE OF 01 DEGREES 13 MINUTES 09 SECONDS, A CHORD BEARING OF NORTH 12 DEGREES 58 MINUTES 59 SECONDS WEST, AND A CHORD LENGTH OF 10.00 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 9, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE SOUTH 89 DEGREES 36 MINUTES 14 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1 AND LOTS 2, 3 AND LOT 4, BLOCK 9, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, A DISTANCE OF 346.54 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01 DEGREES 42 MINUTES 02 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT "H", A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 01 DEGREES 42 MINUTES 02 SECONDS EAST, ALONG A LINE OF SAID OUTLOT "H", A DISTANCE OF 18.77 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 10, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE SOUTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 110.00 FEET TO A POINT, SAID POINT ALSO BEING A SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREES 42 MINUTES 02 SECONDS WEST, ALONG A EAST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE WEST LINE OF LOT 2, BLOCK 10, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, A DISTANCE OF 27.88 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 122.62 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVE A RADIUS OF 830.00 FEET, ARC LENGTH 10.00 FEET, DELTA ANGLE OF 00 DEGREES 54 MINUTES 34 SECONDS, A CHORD BEARING OF SOUTH 03 DEGREES 26 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 10.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 00 MINUTES 30 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", A DISTANCE OF 60.00 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVE A RADIUS OF 570.00 FEET, ARC LENGTH 20.29 FEET, DELTA ANGLE OF 02 DEGREES 02 MINUTES 23 SECONDS, A CHORD BEARING OF NORTH 04 DEGREES 00 MINUTES 41 SECONDS EAST, AND A CHORD LENGTH OF 20.29 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVE A RADIUS OF 1030.00 FEET, ARC LENGTH 44.96 FEET, DELTA ANGLE OF 02 DEGREES 30 MINUTES 04 SECONDS, A CHORD BEARING OF NORTH 03 DEGREES 46 MINUTES 51 SECONDS EAST, AND A CHORD LENGTH OF 44.96 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 11, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE SOUTH 87 DEGREES 28 MINUTES 12 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 114.50 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 02 DEGREES 33 MINUTES 14 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 2, A DISTANCE OF 81.20 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 11, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 22 DEGREES 56 MINUTES 13 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 151.29 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVE A RADIUS OF 180.00 FEET, ARC LENGTH 72.20 FEET, DELTA ANGLE OF 22 DEGREES 58 MINUTES 56 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 33 MINUTES 15 SECONDS WEST, AND A CHORD LENGTH OF 71.72 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 12, OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 126.58 FEET TO A POINT; THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 1 AND 2, BLOCK 2 OF PINE LAKE HEIGHTS 15TH ADDITION, A DISTANCE OF 132.78 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 81 DEGREES 50 MINUTES 13 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID OUTLOT "H", SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 3, 4, 5, 6 AND 7, BLOCK 2, OF PINE LAKE HEIGHTS 15TH ADDITION, A DISTANCE OF 362.13 FEET TO A POINT; THENCE NORTH 85 DEGREES 36 MINUTES 54 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID OUTLOT "H", A DISTANCE OF 68.50 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, OF PINE LAKE HEIGHTS 15TH ADDITION; THENCE SOUTH 89 DEGREES 26 MINUTES 21 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID OUTLOT "H", A DISTANCE OF 219.97 FEET TO A POINT; THENCE SOUTH 79 DEGREES 04 MINUTES 53 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID OUTLOT "H", A DISTANCE OF 62.04 FEET TO A POINT; THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID OUTLOT "H", A DISTANCE OF 32.15 FEET TO A POINT; THENCE SOUTH 00 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG A EAST LINE OF SAID OUTLOT "H", A DISTANCE OF 120.07 FEET TO A POINT; THENCE SOUTH 00 DEGREES 45 MINUTES 55 SECONDS EAST, ALONG A EAST LINE OF SAID OUTLOT "H", A DISTANCE OF 412.90 FEET TO A POINT; THENCE SOUTH 00 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG A EAST LINE OF SAID OUTLOT "H", A DISTANCE OF 1,352.85 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 3,592.313.83 SQUARE FEET OR 82.4682 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.



DATE

MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE 68508

L.S. NUMBER

# PINE LAKE HEIGHTS SOUTH 7TH ADDITION FINAL PLAT

THIS PLAT IS BASED UPON PRELIMINARY PLAT  
NO. 00029 FOR PINE LAKE HEIGHTS SOUTH 4TH ADDITION

## DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS SOUTH 7TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "H" OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALL TEL. TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, EXTERIORS, POLES, TOWERS, PIPES, AND CABLE FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE, AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THEREON, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET, AND YANKEE HILL ROAD FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THOMAS E. WHITE, PRESIDENT,  
DEVELOPMENT DIVISION  
RIDGE DEVELOPMENT COMPANY,  
A NEBRASKA CORPORATION

JOHN C. BRAGER, PRESIDENT,  
CONSTRUCTION DIVISION  
RIDGE DEVELOPMENT COMPANY,  
A NEBRASKA CORPORATION

GERALD L. SCHLEICH, PRESIDENT  
SOUTHWEST INC., A NEBRASKA CORPORATION

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME THOMAS E. WHITE, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF DEVELOPMENT DIVISION, RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN C. BRAGER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF CONSTRUCTION DIVISION, RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GERALD L. SCHLEICH, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF SOUTHWEST INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PINE LAKE HEIGHTS SOUTH 7TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. \_\_\_\_\_ (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDSTRIAN ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

PINNACLE BANK

BY: \_\_\_\_\_

LYNNETTE NELSON

TITLE: LOAN OFFICER AND ESCROW AGENT

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY LYNNETTE NELSON, LOAN OFFICER AND ESCROW AGENT FOR PINNACLE BANK, ON BEHALF OF SAID (BANK)

NOTARY PUBLIC

## PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY RESOLUTION NO. \_\_\_\_\_.

ATTEST: \_\_\_\_\_  
CHAIR